

Route 1, Box 287, Roper Mountain Road
Simpsonville, S.C. 29681

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S.C.
STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that LINCOLN S. TAYLOR & S. ROGER CHARLES TROJAHN

in consideration of Seventeen Thousand Nine Hundred Eighty-eight & 66/100 (\$17,988.66 Dollars) and assumption of the mortgage indebtedness as set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

JAMES G. WATERS and CATHY WATERS, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, containing 4.29 acres, more or less, together with all buildings and improvements, situate, lying and being on the southwestern side of the Roper Mountain Road, in Greenville County, South Carolina, as shown on a plat of the PROPERTY OF JOHN F. DAY, prepared by C. O. Riddle, R.L.S., and having according to a plat thereof prepared by Carolina Surveying Company, dated June 9, 1976, recorded in Plat Book 5-U at page 29, in the RMC Office for Greenville County, S. C., the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of Roper Mountain Road, which iron pin is located 259 feet, more or less, west from the intersection of the Roper Mountain Road with the Moore Road, and running thence S. 36-26 W., 1025.6 feet to a point in the center line of a creek; thence down the center line of said creek, N. 42-43 W., 199.4 feet to an iron pin in the center line of said creek; thence N. 36-54 E., 922.1 feet to an iron pin in the center line of the Roper Mountain Road; thence with the center line of the Roper Mountain Road, S. 72-51 E., 200 feet to the point of beginning.

The above property is the same conveyed to the grantor by deed of Danny J. Cone and Gina C. Cone recorded June 10, 1976 in Deed Book 1037, page 875, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Lincoln Home Mortgage Company in the original sum of \$55,000.00, dated June 10, 1976, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1037 at page 875, which has a present balance due in the sum of \$54,511.34. (OVER)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and assigns against the grantor(s) and the grantor(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hands and seals this 15th day of September 19 77

Lincoln S. Taylor (SEAL) Roger Charles Trojahn (SEAL)
Duke H. Mitchell III (SEAL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof

SWORN to before me this 15th day of September 19 77

Lincoln S. Taylor (SEAL) Duke H. Mitchell III
Notary Public for South Carolina My commission expires: 5/22/83

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (twiest) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of September 19 77

Lincoln S. Taylor (SEAL) Glenda L. Trojahn
Notary Public for South Carolina My commission expires: 5/22/83

RECORDED this day of 19 at M. No.

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